

# CITY OF HAYWARD AGENDA REPORT

AGENDA DATE AGENDA ITEM 07/02/02 **4** 

**WORK SESSION ITEM** 

TO:

Mayor and City Council

FROM:

Director of Public Works

SUBJECT:

Authorization for the City Manager to Execute an Assignment of the Lease from

John and Lola Manzella, to Makhan S. Bains and Ravinder Singh

#### **RECOMMENDATION:**

It is recommended that the City Council adopt the attached resolution authorizing the City Manager to execute the Assignment of the Lease between the City of Hayward and John and Lola Manzella, to Makhan Bains and Ravinder Singh, and all related documents.

#### BACKGROUND:

Established in 1972, Manzella's Seafood Loft restaurant is located on the south side of the airport at 1275 West Winton Avenue and encompasses 1.4 acres. Originally owned and operated by John and Lola Manzella, the restaurant was recently renamed the "Sonoma Bar and Grill" and managed under a sublease agreement. For a number of reasons, John and Lola Manzella have decided to sell the restaurant and leasehold interest to Makhan Bains and Ravinder Singh.

Makhan Bains and Ravinder Singh intend to specialize in Indian cuisine. They also plan to attract banquets, business meetings/luncheons and special events. The prospective owners will undertake some remodeling of the existing facility.

Bains and Singh will fulfill the terms and obligations of the existing lease. The City's Director of Finance and Internal Services has reviewed the financial statements and tax returns for the prospective buyers, covering the past several years, and finds their individual financial resources satisfactory to meet the City's requirements.

### TERMS OF LEASE:

The lease is for an approximate 50-year term commencing August 1, 1972, and expiring on January 31, 2023. The current rent paid to the City for the property is \$1,511 per month. The lease does not provide for any rental adjustments prior to lease termination. The lease with John and Lola Manzella (Lessee) prevents them from assigning the lease without first obtaining permission from the City. However, consent cannot be unreasonably withheld.

Prepared by:

For Brent S. Shiner, Airport Manager

Recommended by:

Dennis L. Butler, Director of Public Works

Approved by:

Jesús Armas, City Manager

DRAFT 6/18/02

## HAYWARD CITY COUNCIL

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RESOLUTION NO	
Introduced by Council Member	

RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE AN ASSIGNMENT OF THE LEASE BETWEEN THE CITY OF HAYWARD AND JOHN AND LOLA MANZELLA, TO MAKHAN S. BAINS AND **RAVINDER SINGH** 

BE IT RESOLVED by the City Council of the City of Hayward that the ity Manager is hereby authorized and directed to execute on behalf of the City of ayward an Assignment to the Lease between the City of Hayward and John and Lola (anzella, to Makhan S. Bains and Ravinder Singh and all related documents, in a fore approved by the City Attorney.	l
COUNCIL, HAYWARD, CALIFORNIA, 2002	
DOPTED BY THE FOLLOWING VOTE:	
YES: COUNCIL MEMBERS: MAYOR:	
OES: COUNCIL MEMBERS:	
BSTAIN: COUNCIL MEMBERS:	
BSENT: COUNCIL MEMBERS:	
ATTEST: City Clerk of the City of Hayward	
PPROVED AS TO FORM:	
ity Attorney of the City of Hayward	